


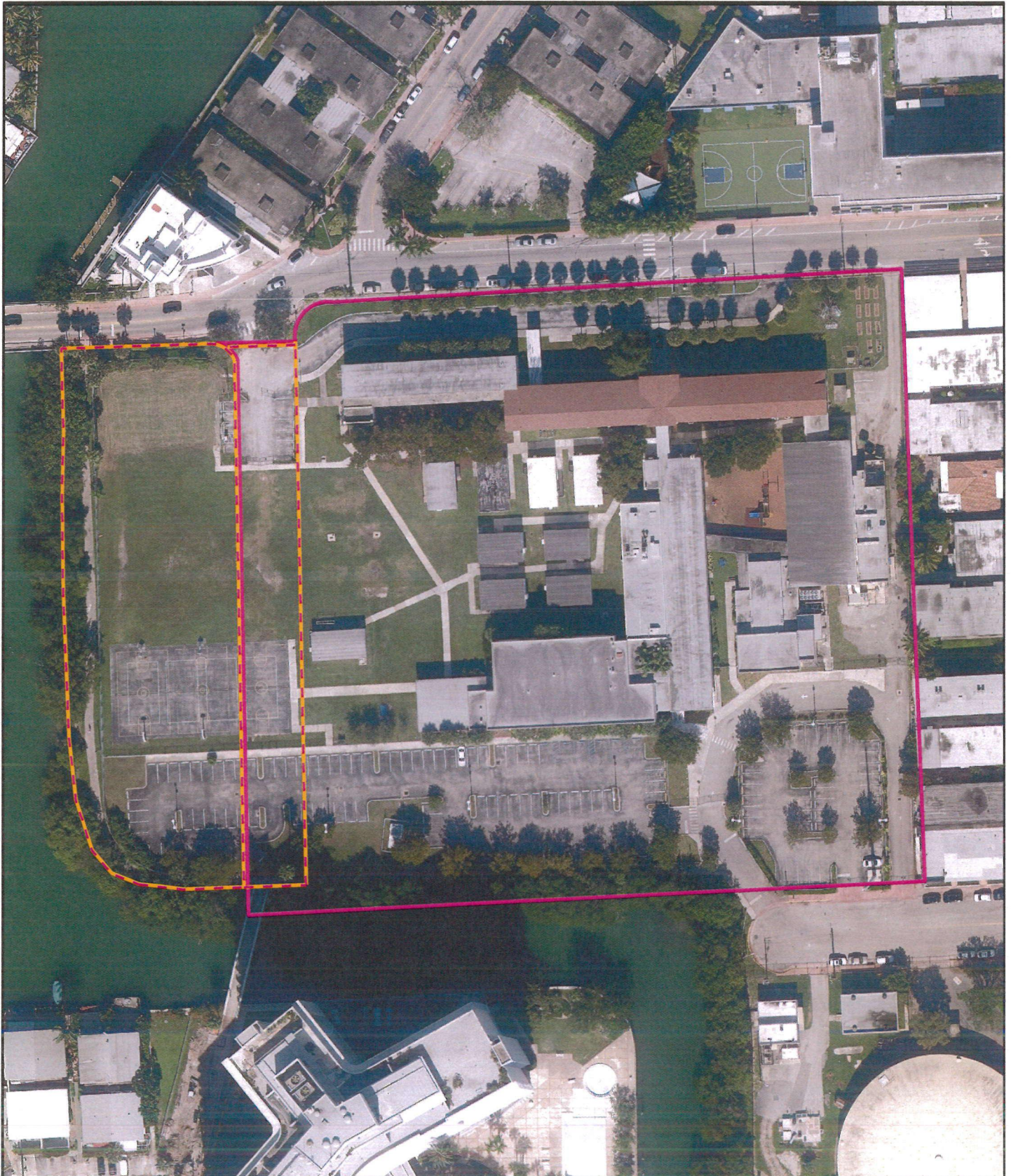
Composite Sketch



NOT TO SCALE
THIS IS NOT A SURVEY

LEGEND

-  MDC SCHOOL BOARD
-  CMB / DC SCHOOL BOARD



Attachment B

1972 OCT 5 PM 3:26
REC 7925 PG 363

This Instrument Was Prepared By:
FRANK A. HOWARD, JR.
Attorney at Law
NICHOLSON, HOWARD, BRAWNER & LOVETT
221 Security Trust Bldg.
Miami, Fla. 33131

WARRANTY DEED

THIS INDENTURE made this 25th day of September, 1972, between the CITY OF MIAMI BEACH, a Florida municipal corporation, party of the first part, and THE SCHOOL BOARD OF DADE COUNTY, FLORIDA, a body corporate and politic under the laws of the State of Florida, whose post office address is 1410 N.E. Second Avenue, Miami, Florida 33132, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable considerations to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land situate, lying and being in the County of Dade, and State of Florida, to-wit:

An undivided one-half interest in and to Lots 1 through 7, inclusive, less the Easterly 50' of Lot 7, Block 2, TATUM WATERWAY SUBDIVISION, according to the Plat thereof recorded in Plat Book 46 at Page 2 of the Public Records of Dade County, Florida.

The parties hereby agree and covenant with each other, for themselves, their successors and assigns, that the above-described lands shall hereafter be used jointly for park and playground recreational purposes only, provided that the party of the second part, the School Board of Dade County, Florida, shall have prior and paramount right to the use of the lands for playground purposes during regular school hours. The parties further agree jointly to use their best efforts to close and vacate that portion of the dedicated street known as Tatum Waterway Drive which adjoins and lies between the above-described lands and the adjacent school site owned by the party of the second part, to the end that the fee simple title to the land now lying within the boundaries of said dedicated street will revert to the parties hereto in accordance with law.

The parties hereto jointly agree to locate a suitable and appropriate pedestrian right-of-way providing access from the footbridge located at the southern extremity of said property and extending over a suitable portion of the said parcels of land hereby conveyed up to 77th Street; the location, type, and mode of construction to be mutually agreed upon between the parties.

CPD

Attachment B

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And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year above written.

THE CITY OF MIAMI BEACH

BY Oliver Jaep
Mayor

Attest:

Ruth B Rouleau
City Clerk-Finance Director

Signed, sealed and delivered in the presence of us:

Joseph W. Daniels
Zula Gloria Sanchez

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY, that on this 25th day of September, 1972, before me personally appeared CHUCK HALL and RUTH B. ROULEAU, Mayor and City Clerk-Finance Director respectively, of the City of Miami Beach, a Florida municipal corporation, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Miami Beach, in the County of Dade and State of Florida, the day and year last aforesaid.

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA, RECORD 7925-364
E. D. LEATHERMAN
CLERK CIRCUIT COURT
BY [Signature]

Zula Gloria Sanchez
NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES JULY 9, 1974
BONDED THROUGH FRED W. DIEBTLHORST
